



ARCHITECTS & INTERIOR DESIGNERS

Date: June 2026

Design & Access and Heritage Statement

Project: Additional Balcony at Bank Gate Mill, Bank Gate,
Slaithwaite, Huddersfield, HD7 5DL

Job No. 3486

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This document is intended to be read as supplementary support information to the planning application forms and accompanying drawings. Any illustrations within this and other supporting documents are intended for illustrative purposes and do not take precedence over the formal application drawings.

1. Introduction & Background

- 1.1. This document has been prepared in support of an application add an additional balcony to the Bankgate Mill development adjacent to Bank Gate road in Slaithwaite. Slaithwaite is approximately 5 miles south west of Huddersfield town centre.

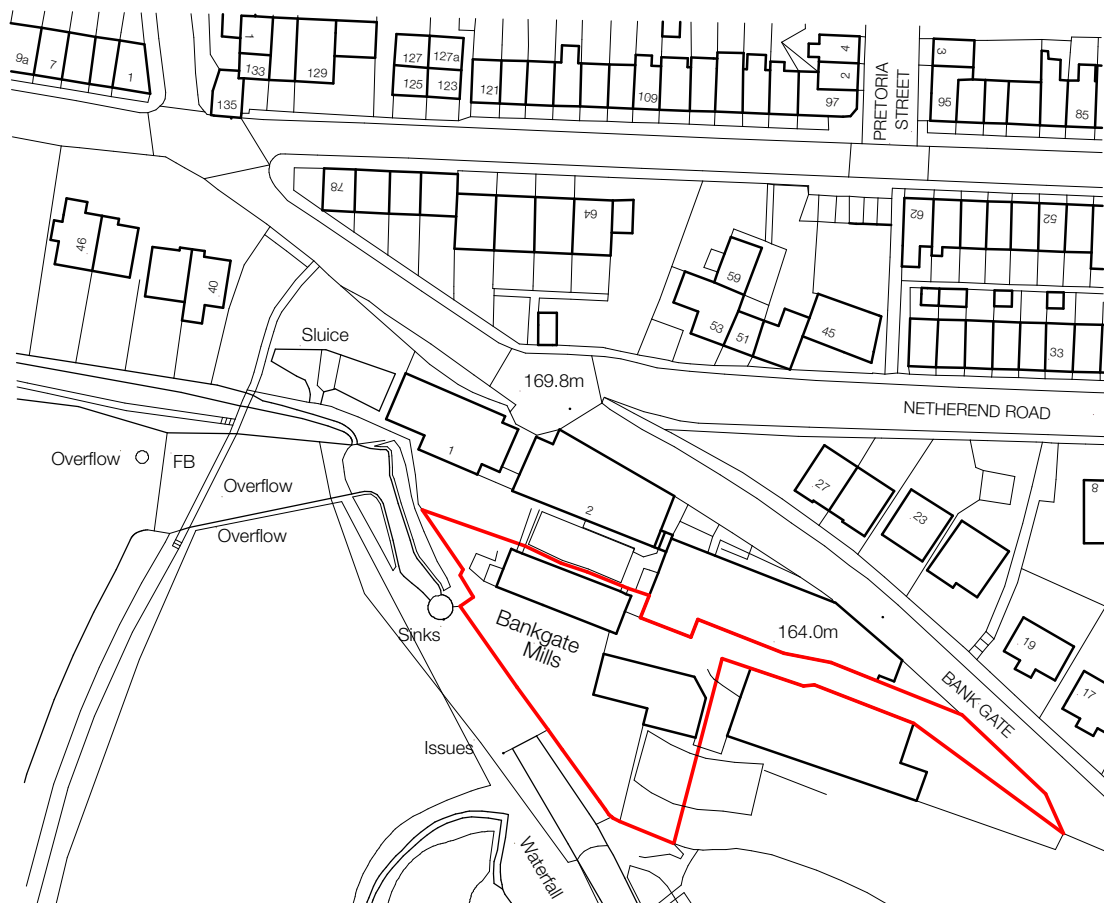


Figure 1 – OS Location Plan

- 1.2. On the Kirklees Local Plan, the application site is located outside of the Slaithwaite Conservation Area and is not within the Greenbelt. The mill itself is Grade II Listed.
- 1.3. The village of Slaithwaite is now predominantly residential, the textile mills of the area that originally drove expansion in the Industrial Revolution and which provided much local employment having closed some time ago. The mill that stands on the application site is a typical example.

- 1.4. The local area comprises a mixture of residential and commercial premises. It is a popular residential area because of easy access to an extensive range of local facilities and amenities. Slaithwaite centre is within easy walking distance and is one of the best local centres.
- 1.5. Connections to the local bus & train networks is excellent, both are within a 5 minute walk from the site.

2. Amount, Scale, Layout, Design and Landscaping

- 2.1. The site has a total area of 0.15 hectares. The proposed balcony is 7m².
- 2.2. The additional first floor balcony will match the other existing balconies: traditional steel cantilevered balcony. Set back from the south elevation.

3. Heritage Impact Assessment

- 3.1 The application site lies outside of the Slaithwaite Town Centre Conservation Area however the mill itself is Grade II listed.
- 3.2 The listing details are as follows : *“Mid C19. Mill. Hammer dressed stone. Pitched stone slate roof. Coped gables to west. Chimney to west gable. Four storeys (3 storeys to north). South elevation: eight bays of industrial casements to each floor. East gable: central loading door to each floor with small access door to attic (lower two doors have stone surrounds with pronounced sills). Single bay of industrial casements to each side (two upper floors to north, blocked). North elevation (attic): six bays of 2-light stone mullioned windows with continuous band as lintel with one single light and one loading door to each end, with stone surrounds (door to west - later). Other floors have six 2-light stone mullioned windows and two single lights (blocked loading door to third floor - east end). West gable: two bays with industrial casements to each floor with iron fire escape to each floor.”*
- 3.3 Following the decline of the textile industry, the townscape of Slaithwaite suffered somewhat. The later reopening and refurbishment of the canal, which runs through the heart of the commercial centre, led to a rejuvenation of the town which now enjoys renewed prosperity and popularity.
- 3.4 No detrimental works will be carried out to the heritage asset. Original window openings will be maintained. The cantilevered wrap around bay will match the two exiting bays approved as part of application 2022/62/92459/W. These balconies bring the historic mill into the 21st century with a considered, contemporary addition.